

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2022 LAND USE BOARD APPLICATION

Please check all that apply:

| | |
|--|---|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Residential |
| <input checked="" type="checkbox"/> Planning Board | <input type="checkbox"/> Historical Board |
| <input checked="" type="checkbox"/> Zoning Board of Appeals | <input type="checkbox"/> Architectural Board |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Consultation |
| <input type="checkbox"/> Number of Lots | <input type="checkbox"/> Pre-Preliminary/Sketch |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Final |
| <input checked="" type="checkbox"/> Special Permit | <input type="checkbox"/> Interpretation |
| <input checked="" type="checkbox"/> Variance | |
| <input type="checkbox"/> Performance Standards Review | |
| <input type="checkbox"/> Use Variance | |
| <input type="checkbox"/> Other (specify): _____ | |

PERMIT#: BLDR-657-22
 ASSIGNED
 INSPECTOR: Dan
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: Proposed Dalton Residence - Bluehill Construction, Inc.

Street Address: 117 Prospect Place Pearl River NY 10965

Tax Map Designation:
 Section: 68.20 Block: 2 Lot(s): 37
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the Left side of John Street, approximately
160' feet from _____ of the intersection of Franklin Avenue, in the
 Town of ORANGETOWN in the hamlet/village of Pearl River.

| | |
|---------------------------------------|------------------------------------|
| Acreage of Parcel <u>.16 acres</u> | Zoning District <u>RG</u> |
| School District <u>Pearl River</u> | Postal District <u>Pearl River</u> |
| Ambulance District <u>Pearl River</u> | Fire District <u>Pearl River</u> |
| Water District <u>Pearl River</u> | Sewer District <u>Orangetown</u> |

Project Description: *(If additional space required, please attach a narrative summary.)*
New 1 1/2 story residence to replace the prior dwelling as per attached documents.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: 3/3/22 Applicant's Signature: [Signature]
ON BEHALF OF CHRIS DALTON

APPLICATION REVIEW FORM

N/A

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

If special permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area _____

Are there **streams** on the site? If yes, please provide the names. _____

Are there **wetlands** on the site? If yes, please provide the names and type:

Project History:

Has this project ever been reviewed before? _____

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

DENIAL TO THE ZONING BOARD OF APPEALS

Date: February 28, 2022

Applicant: Dalton

Address: 117 Prosepct Pl, Pearl River, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 RG District, Column 2 Group Q , Column 3 SFR, Column 4 Max FAR 30% with 47.39% proposed, Column 8 Front Yard 25' with 8.33' proposed, Column 9 Side Yd10' w/ 7' prosposed, Column 12 Max Height 20 (Section 5.21 (e)) w/ 23'1" proposed
4 variances required

Section: 68.20

Block: 2

Lot: 37

Dear Dalton:

Please be advised that the Building Permit Application, which you submitted on

February 22, 2022, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,

Richard Oliver
Deputy Building Inspector

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS ,
12-31-18-CCC

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

**Referral to the ARCHITECTURE AND COMMUNITY APPARANCE
BOARD OF REVIEW**

Date: February 28, 2022 Section: 68.20 Block: 2 Lot: 37

Applicant: Dalton

Address: 117 Prospect Pl Pearl River, Orangetown, NY

RE: Application Made at: same

Referred For: **Chapter 2 § 2-4 To review applications for building permits.**


A. Every application for a building permit for the construction, reconstruction or alteration of any structure in excess of 1,000 cubic feet of cubical contents proposed for construction, and every application for the development or subdivision of land, and any such application for a building permit, land use or any other development with the Town of Orangetown filed with the Town Board, Planning Board or Building Inspector shall be referred to the Architecture and Community Appearance Board of Review within seven days of the submission of the application, provided that it conforms in all respects to all other applicable laws and ordinances. This law shall not apply to an application for a single- or two-family residence or residential accessory structure on individual property, except that the Building Inspector, in his discretion, may refer such an application to the Board of Review if it appears, in the light of the standards set forth in § 2-5, that there is a need for such referral.


Comments: New Home

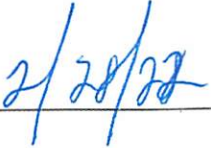
Dear Dalton:

Please be advised that the Building Permit Application, which you submitted on February 22, 2022, has been referred to the Orangetown Architecture and Community Appearance Board of Review, ACABOR. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for referral. The Clerk to the ACABOR, Cheryl Coopersmith, will assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4330 or CCoopersmith@orangetown.com

Sincerely,

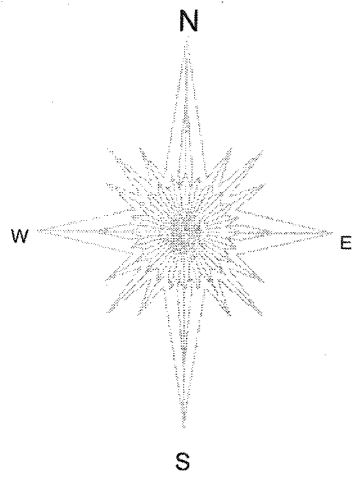

Richard Oliver
Deputy Building Inspector


Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
8-12-20-CCC

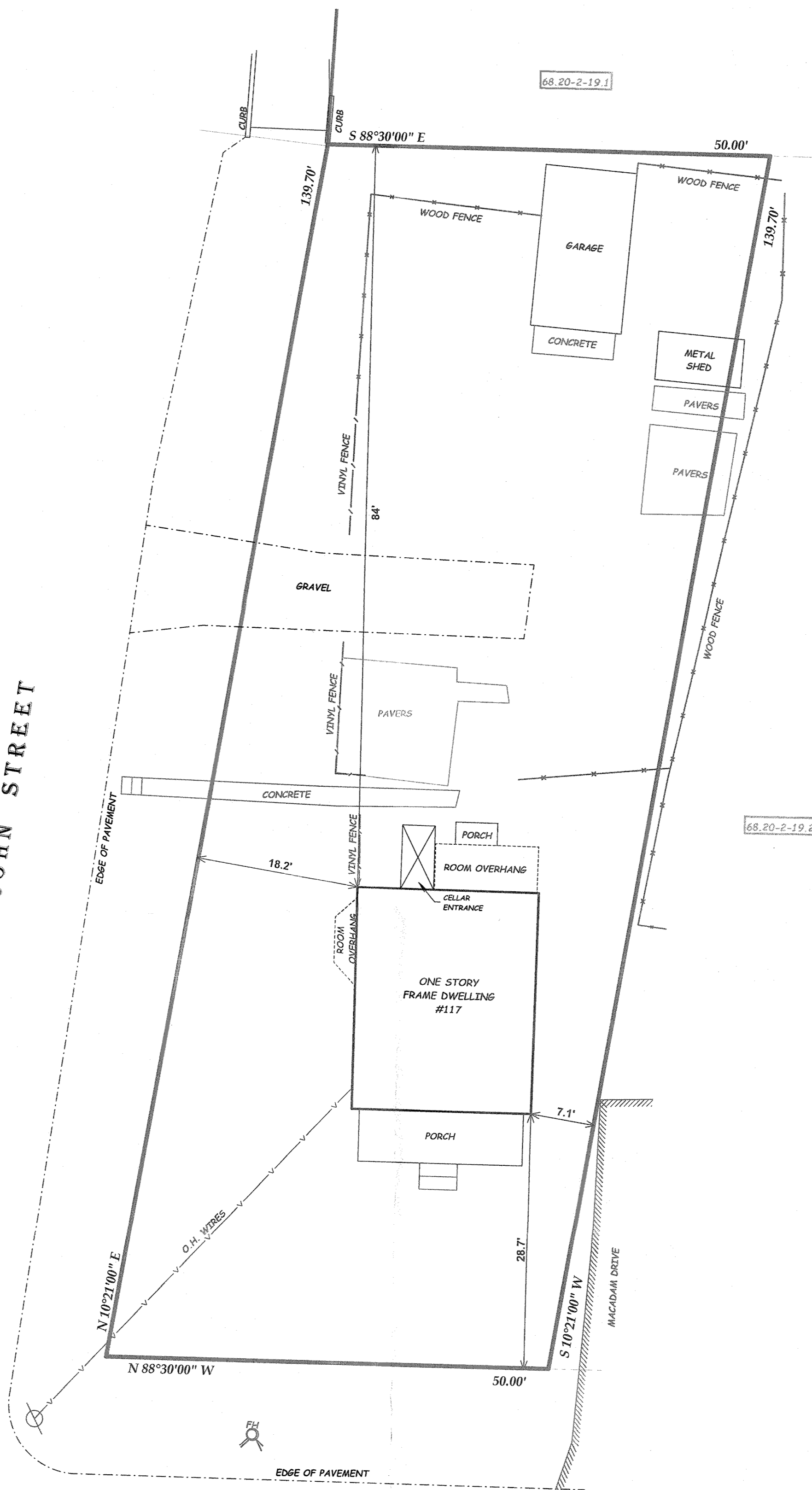

Date
Liz Decort
Cheryl Coopersmith

| SWIS | PRINT KEY | NAME | ADDRESS |
|--------|--------------|---------------------------|--|
| 392489 | 68.20-2-19.1 | United Methodist Church | 130 Franklin Av,Pearl River, NY 10965 |
| 392489 | 68.20-2-19.2 | Kevin Dempsey | 121 Prospect Pl,Pearl River, NY 10965 |
| 392489 | 68.20-2-20 | United Methodist Church | 130 Franklin Ave,Pearl River, NY 10965 |
| 392489 | 68.20-2-21 | Leighton E Sanguinetti | 132 Franklin Ave,Pearl River, NY 10965 |
| 392489 | 68.20-2-34 | Vincent Romano | 139 Prospect Pl,Pearl River, NY 10965 |
| 392489 | 68.20-2-35 | Brian Madigan | 135 Prospect Pl,Pearl River, NY 10965 |
| 392489 | 68.20-2-36 | Robert Gorglione | 125 Prospect St,Pearl River, NY 10965 |
| 392489 | 68.20-2-37 | Christopher Dalton | 10 S Middletown Rd,Pearl River, NY 10965 |
| 392489 | 68.20-2-38 | Michael & Mary Butler | 116 Prospect Pl,Pearl River, NY 10965 |
| 392489 | 68.20-2-39 | Rosa Y Rodriguez-Gil | 122 Prospect Pl,Pearl River, NY 10965 |
| 392489 | 68.20-2-40 | Julius Georgetti | 130 Prospect Pl,Pearl River, NY 10965 |
| 392489 | 68.20-2-59 | John Nolan | 39 S John St,Pearl River, NY 10965 |
| 392489 | 68.20-2-60 | Robert H Ruderman | 43 S John St,Pearl River, NY 10965 |
| 392489 | 68.20-2-61 | Eileen M Fennell | 51 S John St,Pearl River, NY 10965 |
| 392489 | 68.20-2-62 | Joseph & Patrick Di Staso | 57 So John St,Pearl River, NY 10965 |
| 392489 | 68.20-2-68 | Pearl River Cemetary Corp | P.O. Box 804,Nanuet, NY 10954 |
| 392489 | 68.20-2-69 | Andrew J Vergine | 33 S John St,Pearl River, NY 10965 |
| 392489 | 68.20-2-70 | David V Fisher | 96-100 Franklin Av,Pearl River, NY 10965 |

* 117 Prospect Pl.



SAINT JOHN STREET



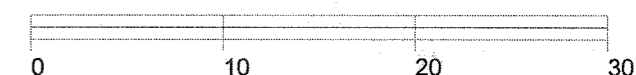
PROSPECT PLACE

CERTIFIED TO: CHRISTOPHER DALTON
ESTATE OF GEORGE GROSU
STEWART TITLE INSURANCE COMPANY

LOT AREA = 6,901.84 SQUARE FEET
TAX MAP DESIGNATION: 68.20-2-37

**SURVEY FOR
DALTON**

TOWN OF ORANGETOWN, ROCKLAND COUNTY
PEARL RIVER, NEW YORK
JULY 27, 2021 SCALE: 1" = 10'



ANTHONY R. CELENTANO P.L.S.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celentano LIC#50633

NOTE:
IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.
ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL ARE THE PRODUCT OF THE LAND SURVEYOR.
THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSES AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT.
THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE NOT VISIBLE ARE NOT SHOWN.

LIST OF DRAWINGS

| ARCHITECTURAL DRAWINGS SHEET | DESCRIPTION |
|------------------------------|---|
| A-0 | SITE LOCATION PLAN, NOTES, LIST OF DRAWINGS |
| A-1 | FIRST FLOOR / SITE PLAN, SECOND FLOOR PLAN |
| A-2 | ELEVATIONS |
| A-3 | ELEVATIONS |

SITE LOCATION PLAN AND BULK TABLE



EXISTING SITE LOCATION PLAN
 THIS SITE PLAN IS BASED ON A SURVEY PROVIDED BY OWNER BY ANTHONY CELENTANO PLS DATED 7/21/21. THE DESIGNER SHALL ASSUME NO RESPONSIBILITY FOR ACCURACY OF ORIGINAL SURVEY. REFER TO ORIGINAL SURVEY FOR ALL ADDITIONAL INFORMATION.
 SCALE: 1"=10'-0"

NOTE:
 PLANS SUBMITTED FOR REVIEW AND PROCESS TO ZONING BOARD OF APPEALS (VARIANCE REQUIRED)
 NOT FOR CONSTRUCTION

SITE DATA ZONING BULK TABLE

117 PROSPECT PLACE - PEARL RIVER NY 10965
 TAX MAP - SECTION 68.20, BLOCK 2, LOT 37- RG ZONE - Group Q
 EXISTING NON CONFORMING CORNER LOT - (5.112) AND 5.21 (d) and (e)

| PARAMETER | EXISTING | PROPOSED | STATUS |
|--|---|--|--------------------------|
| LOT REQUIRED | 10,000 S.F. | EXISTING LOT AREA= 6,970 +/- SQ. FT. (.16 acres) | ENC |
| FAR - .30 (30%) | EXISTING FAR - 1,419 / 6,970 = .2035 (20.35%) | PROPOSED FAR - 3,303 / 6,970 = .4739 (47.39%) | VARIANCE |
| FRONT YARD SET BACK: 25'-0" | 22.83' PROSPECT / 16.33' JOHN STREET | 9'-5" (Variance John Street) and 30'-0" Prospect | VARIANCE JOHN ST. |
| SIDE YARD SET BACK: 10'-0" | 7.1' | 7.0' (Variance 3' - (5.2 d - 10)) | VARIANCE |
| COMBINED SIDE YARD SETBACK - 30'-0" REQUIRED | N/A - CORNER LOT (5.112) | N/A - CORNER LOT (5.112) | N/A - CORNER LOT (5.112) |
| REAR YARD SET BACK: 25'-0" | 76.33' | 35'-10" | VARIANCE |
| LOT WIDTH: 75'-0" | 50'-0" | 50'-0" | ENC |
| STREET FRONTAGE: 50'-0" | 50'-0" | 50'-0" | EXISTING |
| HEIGHT 1'-0" PER 1'-4" | MAX 20'-0" 5.21 (e) | 23'-1" (Variance 3'-1") | VARIANCE |

EXISTING F.A.R. DATA

| | |
|---|-------------------|
| EXISTING FIRST FLOOR | 718 S.F. |
| EXISTING SECOND FLOOR | 514 S.F. |
| EXISTING GARAGE | 187 S.F. |
| EXISTING TOTAL S.F. | 1,419 S.F. |
| EXISTING FAR - 1,419 / 6,970 = .2035 (20.35%) | |

PROPOSED F.A.R. DATA

| | |
|---|-------------------|
| FIRST FLOOR | 1,156 S.F. |
| SECOND FLOOR | 1,363 S.F. |
| PROPOSED HOUSE S.F. | 2,519 S.F. |
| GARAGE | 592 S.F. |
| PORCH | 192 S.F. |
| PROPOSED TOTAL S.F. | 3,303 S.F. |
| PROPOSED FAR - 3,303 / 6,970 = .4739 (47.39%) | |

GENERAL NOTE: (SEE SPECIFICATIONS)

1. All work and materials shall conform to all local, county and New York State 2020 Residential Code and NYS Stretch Code.

2. Contractor to consider all dimensions approximate pending field verification, prior to construction, consult architect as required.

3. Contractor to furnish and provide all labor materials and equipment required to fully complete the job as shown on these documents. Except where specifically agreed on by owner, job shall be ready for occupancy in a good workmanship manner with all work done as shown or reasonable intended on documents. It shall include but not limited to:

- | | |
|-----------------------------|----------------------------|
| A. Building permit | J. Gutters and leaders |
| B. Certificate of Insurance | K. Insulation |
| C. Demolition as required | L. Gypsum board and taping |
| D. Excavation | M. Painting and Finishing |
| E. Masonry | N. Trim work |
| F. Carpentry | O. Heating |
| G. Roofing and Flashing | P. Electrical |
| H. Siding | Q. Plumbing |
| I. Caulking/Sealant | |

4. Contractor shall furnish and install interior paint and exterior paint as specified.

5. All framing lumber to be #2 Douglas Fir or better. All new work and materials unless otherwise specified shall match existing construction.

6. All materials shall be installed in strict accordance with manufacturers specifications.

7. All windows are to be "ANDERSEN Windows" as shown on the drawings. Fencing to include grilles and screens. Contractor to also include interior extension jambs for 4/6" stud walls additional extensions required shall be field installed and casing to match existing house trim. Contractor to also include hand lift hardware. Contractor to consult owner for window finish.

8. Heating contractor shall provide a complete system that meets energy star requirements and NYS State Codes.

9. Electrical contractor shall provide a complete system as per plans that meets energy star requirements and NYS State Codes. See spec and electrical allowance plans.

10. Plumbing contractor shall provide a complete system and connect to existing system.

11. See specifications for additional notes & information

12. Energy Code Compliance shall be by REScheck submission.

I Herby state to the best of my professional knowledge and abilities that the proposed building design represented in these documents is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the requirements of the Current New York State Energy Conservation Construction Code and adopted stretch code. The signature and seal on such documents attests to the above statement.

KARL ACKERMANN, AIA

NYS ENERGY CODE AND STRETCH ADOPTED CODE COMPLIANCE - SEE RES CHECK FOR COMPLIANCE REPORT - climate zone 5

| ENVELOPE COMPONENT | R VALUE REQUIRED | R VALUE PROVIDED |
|----------------------|---------------------------|-----------------------------|
| EXTERIOR WALL | R-21 or 20/5ci or 13/10ci | R-21 Batt and R6ci |
| ROOF/CEILING | R-49 | R-49 |
| FLOOR | R-30 | R-30 |
| FOUNDATION WALL | R-15/19 | N/A |
| SLAB EDGE INSULATION | R-10/4'-0" down | N/A |
| GLAZING | | U-.27 Energy Star Compliant |
| SKYLIGHTS | | U-.50 |
| EXTERIOR DOORS | | U-.27 Energy Star Compliant |

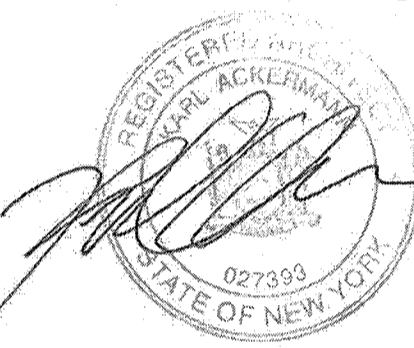
HVAC EQUIPMENT: SHALL BE DESIGNED AND SPECIFIED BY H.V.A.C. CONTRACTOR AND MEET NYS BUILDING CODES AND STRETCH CODE

I Herby state to the best of my professional knowledge and abilities that the proposed building design represented in these documents is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the requirements of the Current New York State Energy Conservation Construction Code and adopted stretch code. The signature and seal on such documents attests to the above statement.

KARL ACKERMANN, AIA

It is a violation of the law for any person, while acting under the direction of a licensed architect, to alter an item in any way, if an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation, altered by followed by his signature and the date of such alteration, and a specific description of the alteration.

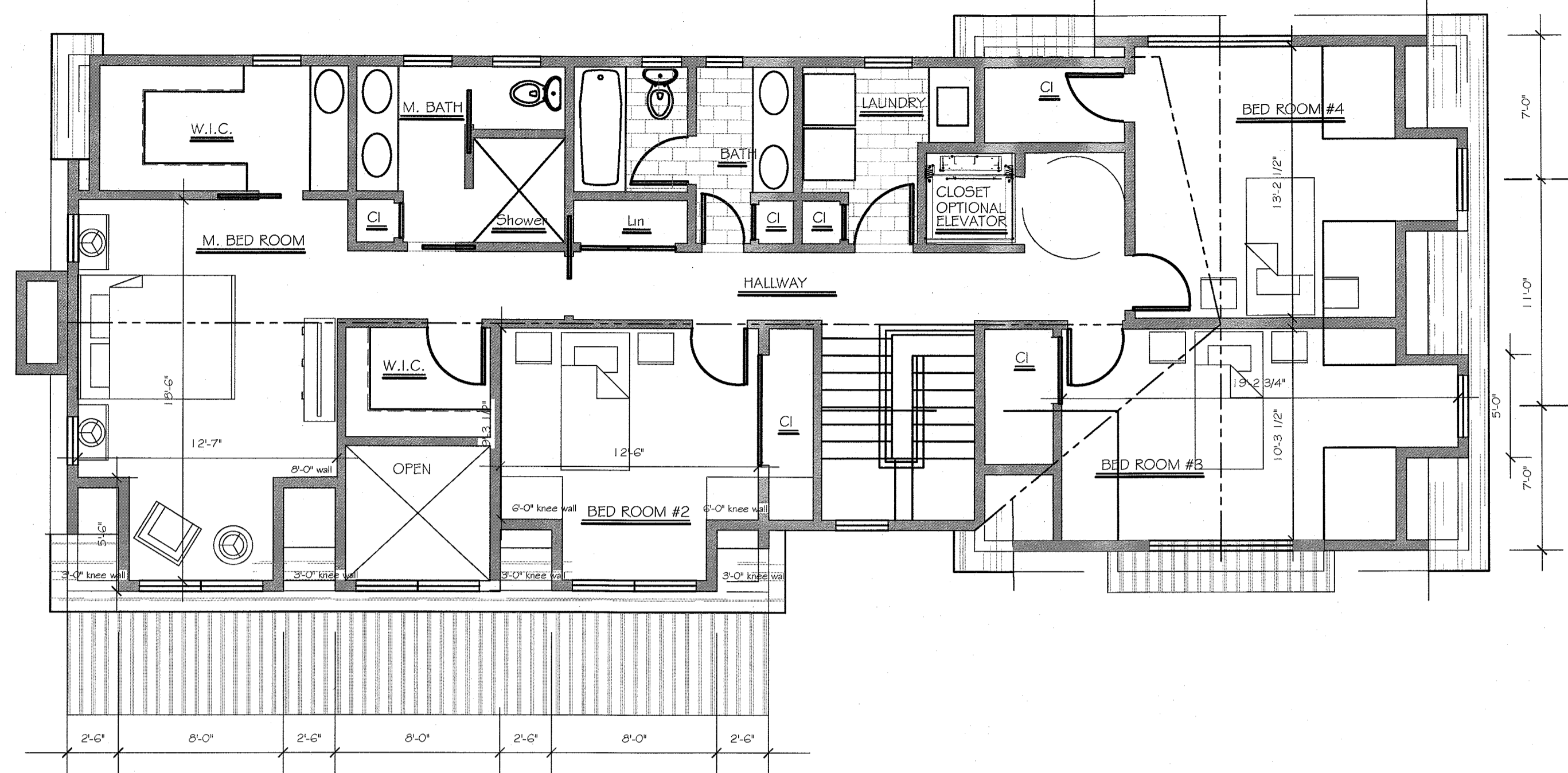
Proposed New Residence For Mr. Dalton / Bluehill Construction, Inc.
 117 Prospect Place, Pearl River New York 10965
 Karl E. Ackermann, AIA Architect PLLC Architect
 159 East Central Avenue Pearl River, New York 10965 (845) 732-9792 karl@eiaa.com
 Residential & Commercial Architecture and Green Design New York & New Jersey Licensed Architect
 © Copyright 2022



Proposed New Residence For Mr. Dalton / Bluehill Construction, Inc.
 117 Prospect Place, Pearl River New York 10965

| Issue Date: | 2/15/22 |
|-------------|-----------------------------|
| Revisions | |
| 1 | Permit - 2/15/22 |
| 2 | Permit - 3/3/22 Revised FAR |
| 3 | |
| 4 | |

Sheet No.
A-0



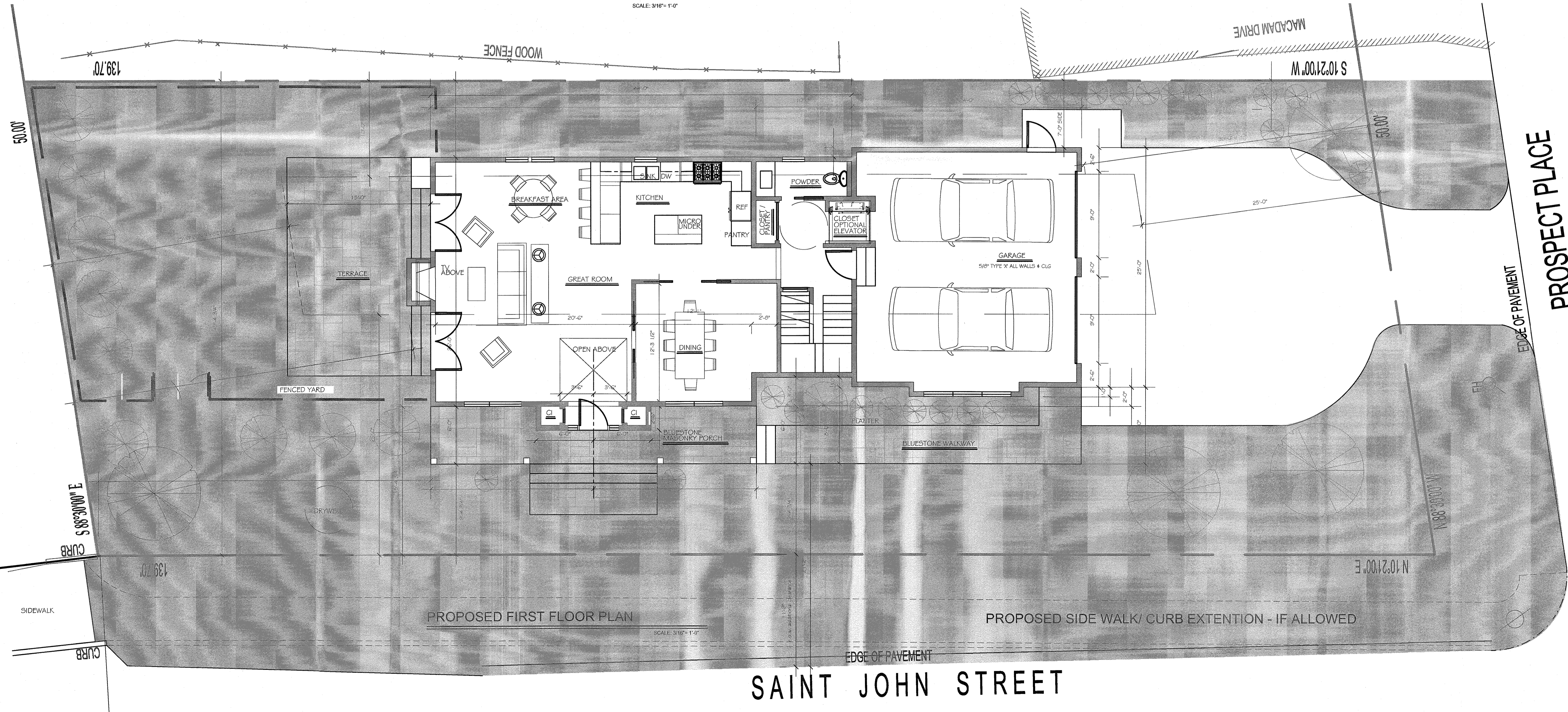
PROPOSED SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

NOTE:
 PLANS SUBMITTED FOR
 REVIEW AND PROCESS TO
 ZONING BOARD OF APPEALS
 (VARIANCE REQUIRED)
 NOT FOR CONSTRUCTION

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal of his own profession, and a specific description of the alteration.

Karl E. Ackermann, AIA Architect PLLC
 Architect
 158 East Central Avenue
 Pearl River, New York 10965
 (845) 732-9792 karl@karlackermann.com
 Residential & Commercial Architecture and Green Design
 New York & New Jersey Licensed Architect
 © Copyright 2022



PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



Proposed New Residence For Mr. Dalton
Bluehill Construction, Inc.
 117 Prospect Place, Pearl River, New York 10965

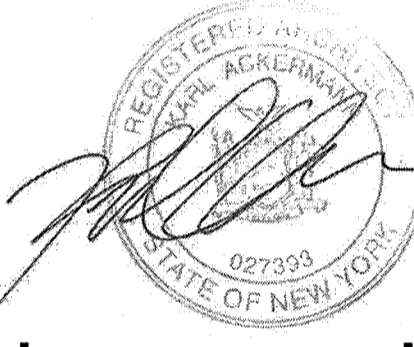
| | |
|-------------|-----------------------------|
| Issue Date: | 2/15/22 |
| Revisions | |
| 1 | Permit - 2/15/22 |
| 2 | Permit - 3/3/22 Revised FAR |
| 3 | |
| 4 | |

Sheet No.
A-1

It is a violation of the law for any person, unless acting in accordance with the provisions of the law, to prepare, in any way, if an item bearing the seal of an architect is altered, the altering architect shall affix to his signature and the notation "altered" followed by his signature and the date of such alteration, and a specific description of the alteration.

NOTE:
 PLANS SUBMITTED FOR
 REVIEW AND PROCESS TO
 ZONING BOARD OF APPEALS
 (VARIANCE REQUIRED)
 NOT FOR CONSTRUCTION

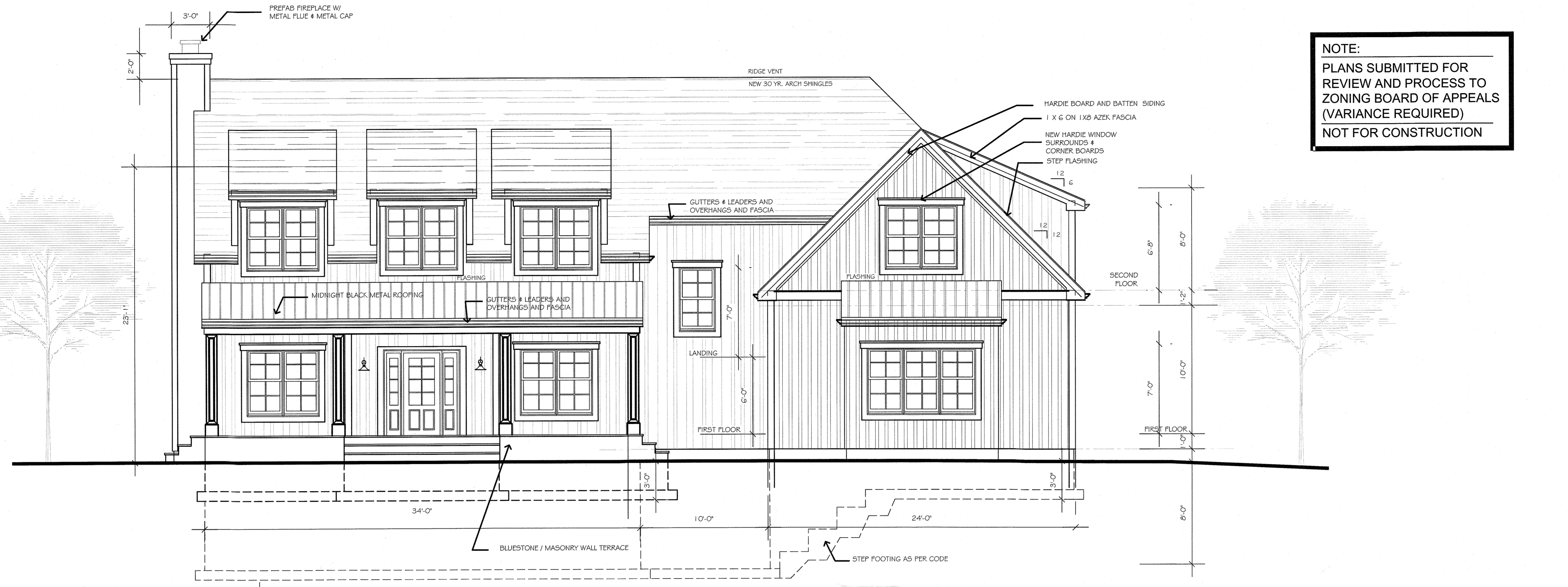
Karl E. Ackermann, AIA Architect PLLC
 Architect
 159 East Central Avenue
 Pearl River, New York 10965
 (845) 735-9792 karl@karl-ackermann.com
 Residential & Commercial Architecture and Green Design
 New York & New Jersey Licensed Architect



Proposed New
Residence For Mr. Dalton /
Bluehill Construction, Inc.
 117 Prospect Place, Pearl River New York 10965

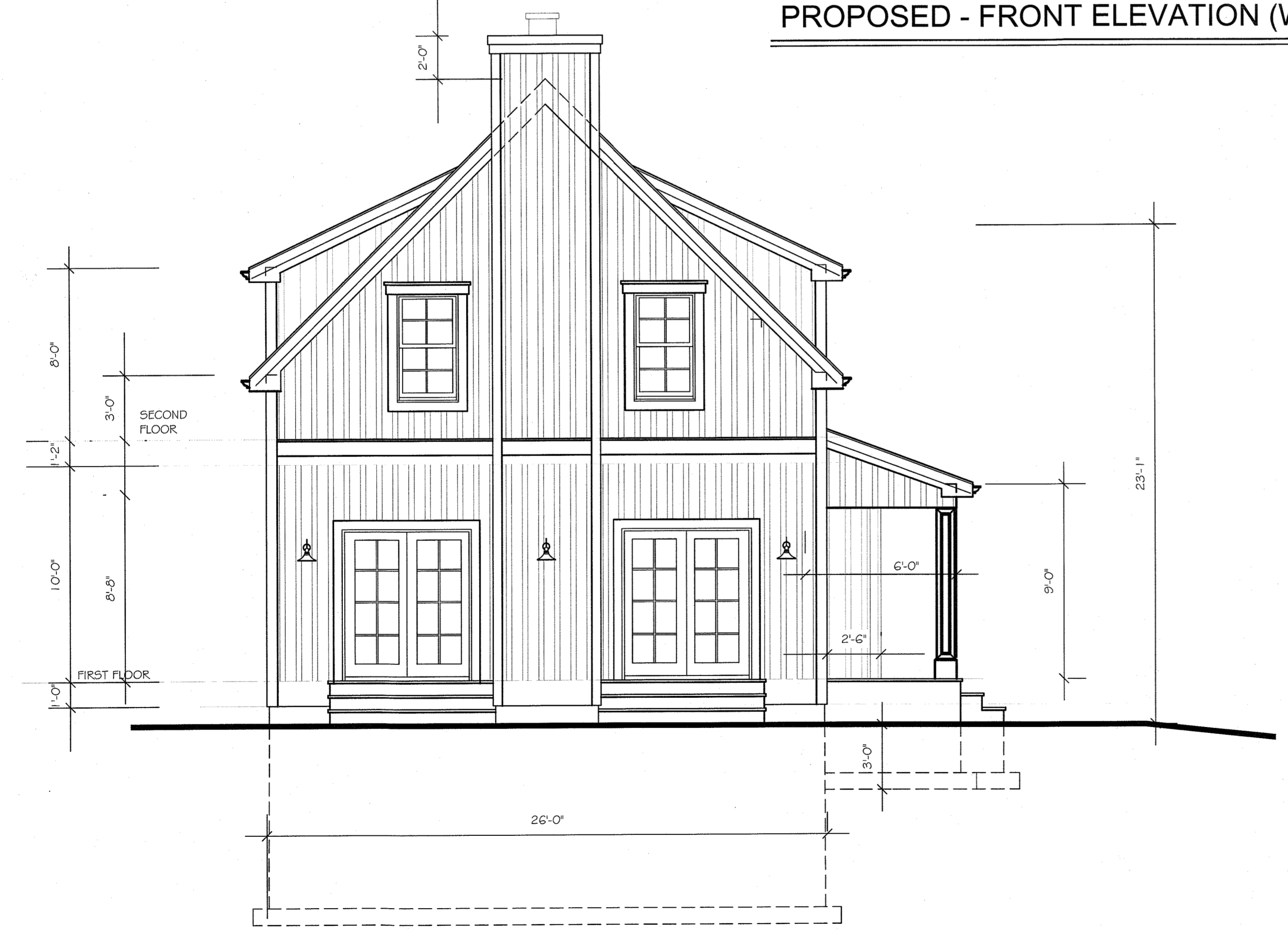
Issue Date: 2/15/22
 Revisions
 1 Permit - 2/15/22
 2 Permit - 3/3/22
 Revised FAR
 3
 4

Sheet No.
A-2



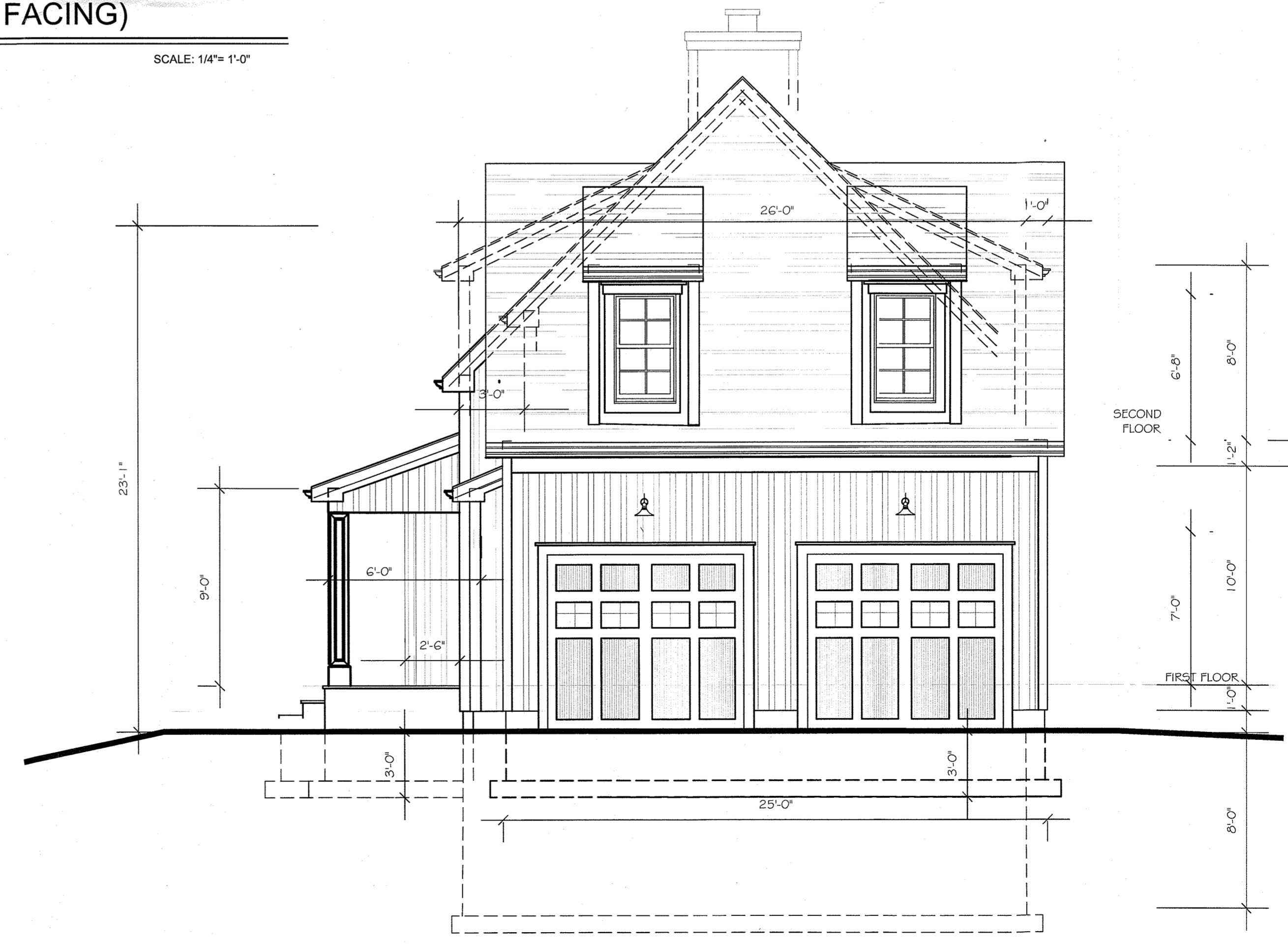
PROPOSED - FRONT ELEVATION (WEST FACING)

SCALE: 1/4" = 1'-0"



PROPOSED - SIDE ELEVATION (NORTH)

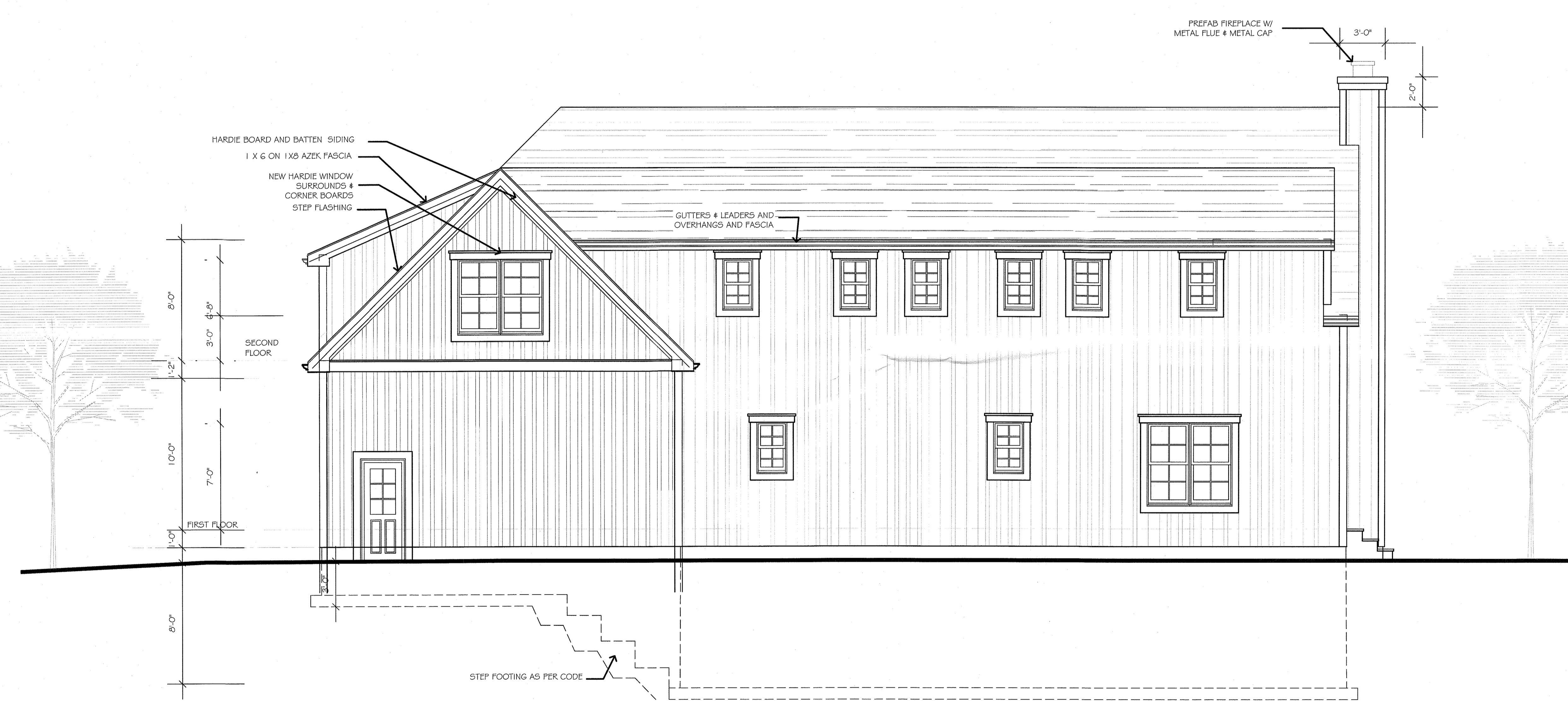
SCALE: 1/4" = 1'-0"



PROPOSED - SIDE ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter, in any way, an item bearing the seal of an architect; or, after alteration, the altering architect shall affix to his item the seal of his firm, and shall file with the State Board of Architecture a description of the alteration, and the date of such alteration.



PROPOSED - REAR ELEVATION (EAST FACING)

SCALE: 1/4" = 1'-0"

NOTE:
 PLANS SUBMITTED FOR
 REVIEW AND PROCESS TO
 ZONING BOARD OF APPEALS
 (VARIANCE REQUIRED)
 NOT FOR CONSTRUCTION



159 East Central Avenue
 Pearl River, New York 10965
 (845) 732-9782 karl@kiaa.com
 Residential & Commercial Architecture and Green Design
 New York & New Jersey Licensed Architect
 © Copyright 2022

Proposed New
Residence For Mr. Dalton /
Bluehill Construction, Inc.
 117 Prospect Place, Pearl River New York 10965

| Issue Date: | 2/15/22 |
|-------------|--------------------------------|
| Revisions | |
| 1 | Permit - 2/15/22 |
| 2 | Permit - 3/3/22 Revised FAR |
| 3 | |
| 4 | |

Sheet No.
A-3